

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

FILED
1/7/21 3:40 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA

In re:	:	Case No.:	18-24483-GLT
	:	Chapter:	7
Richard P. Barnes, II	:		
	:		
	:	Date:	1/7/2021
<i>Debtor(s).</i>	:	Time:	10:30

PROCEEDING MEMO

MATTER: #84 Motion for Relief from the Automatic Stay filed by Freedom Mortgage Corporation
#86 - Response filed by the Chapter 7 Trustee

APPEARANCES:

Debtor:	Glenn R. Bartifay
Trustee:	Natalie Lutz Cardiello
FreedomMortg:	Maria Miksich

NOTES: (10:30)

Miksich: I don't have authorization to consent to the additional 6 months. The property is subject to the moratorium and it's in early stages of foreclosure so there would still be time to schedule a sale.

Cardiello: I would appreciate having until April if possible. I have a buyer lined up who will also be providing a buyer assist.

Bartifay: Debtor has no issue with relief or for the trustee to attempt to sell as we're abandoning the property. There's a co-owner.

Miksich: I understand the short sale can also be completed if stay relief is granted.

Court: To the extent there's the potential for a return to the estate, that's attractive and worthy of stay protection for a limited time. I'm prepared to enter the trustee's order and modify it to allow Freedom Mortgage Company to schedule a sale.

OUTCOME:

1. Freedom Mortgage Corporation's *Motion for Relief from the Automatic Stay* [Dkt. No. 84] is DENIED [JH to Issue Proposed Order at Dkt. No. 86-1 with the following modifications: Change "2020" to "2021" and strike the last paragraph and replace it with the following: "Notwithstanding the foregoing, Freedom Mortgage Company shall not effectuate a sheriff's sale of the subject property prior to April 30, 2021 absent further Court order. "

DATED: 1/7/2021